



EXISTING FENCE LINES  
 MONUMENTS FOUND AS NOTED.  
 FOUND 5/8" REBAR MONUMENTS, "WAGON WHEEL ADDITION".  
 FOUND 1/2" REBAR MONUMENTS, "WAGON WHEEL ADDITION".  
 SET 5/8" X 30" STEEL REBAR WITH PLASTIC CAP MARKED LS 2850.  
 GASCHLER AND ASS. ( EDWARDS ) FOR CONFORTH BRS. 1976  
 EDWARDS FOR LOPEZ AND URENDA. 1998.  
 COPPOCK FOR CAPITAL AG. 1998.  
 KRUMBEIN FOR MORROW COUNTY 1987.  
 EDWARDS PLAT OF "WAGON WHEEL ADDITION" 1979.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SURVEY THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED ON MICROFILM NUMBERS M-12630 AND M-51320 MORROW COUNTY, OREGON DEED RECORDS AND TO DO A BOUNDARY LINE ADJUSTMENT BETWEEN THEM IN ORDER TO CREATE MORE MARKETABLE TRACTS WHICH WILL COMPLY WITH CURRENT MINIMUM AREA REQUIREMENTS.  
 IN ORDER TO CORRECTLY SURVEY THESE DEEDS I HAD TO RESOLVE TWO GLARING BUT RELATED CONFLICTS. ONE WAS TO SHOW THE CORRECT SECTION 36, T 5 N, R 26 E., W.M., LOCATION AND SECTION BREAKDOWN WHICH IS IN CONFLICT WITH THE 1979 LOCATIONS BUT WAS USED FOR SOME 1970'S SURVEYS AND ALSO TO PLAT AND MONUMENT "WAGON WHEEL ADDITION" TO THE COUNTY OF MORROW, STATE OF OREGON AS LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 36, T 5 N, R 26 E.W.M., DATED FEBRUARY 14, 1979.

IN A SURVEY DATED 11/11/87 FOR MORROW COUNTY, KRUMBEIN COMPLETED AN EXTENSIVE SURVEY OF SECTION 25, T 5 N, R 26 E.W.M. IN ORDER TO RECOVER AND MONUMENT THE NORTHINGTON MONUMENTS SET IN 1906 FOR OWR & N LAND CO. THE RECOVERED MONUMENTS ALONG THE SOUTH SIDE OF SECTION 25 ARE COMMON TO THE NORTH LINE OF 36, T 5 N, R 26 E.W.M. IN WHICH THIS SURVEY IS LOCATED AND ARE SHOWN ON THIS SURVEY. KRUMBEIN IN 1981 RECOVERED THE CORNER COMMON TO SECTIONS 26, 25, 35 AND 36 WHICH IS 3.1' NORTH AND 45.9' EAST OF THE CORNER USED IN THE 1970'S AND THEREFORE WAS ALSO USED TO PLAT "WAGON WHEEL ADDITION" IN 1979. THIS RESULTS IN SOME MAJOR CHANGES ALONG THE WEST LINE OF SECTION 36 ALONG WITH THE RELATED SECTION BREAKDOWN CHANGES.  
 DUE TO THE ABOVE PROBLEMS I SEARCHED FOR ALL OF THE GOVT. CORNERS FOR SEC 36 RATHER THAN JUST THE NW 1/4. I ALSO RECOVERED THE 1915 BRASS CAP AT THE SW CORNER OF SECTION 36 AND THE BROKEN NORTHINGTON MON. AT THE NORTH 1/4 CORNER. TO CHECK THE RECORD I RESURVEYED THE WHOLE SECTION AND RECOMPUTED THE CENTER OF SECTION BASED ON THIS DATA. I DID NOTICE THAT FROM EDWARDS 1998 BRASS CAP AT THE WEST 1/4 CORNER SOUTH, THE FENCE LINES WERE VERY CLOSE TO THE WEST SECTION LINE WHILE THE FENCES TO THE NORTH BORE TO THE WEST. I DID FIND EVIDENCE OF SURVEYS ALTHOUGH I COULD FIND NO RECORD OF THEM. I FOUND 3/8" RODS ON THE NORTH LINE OF PHILLIPS AND A 5/8" REBAR LOT 25.3' WEST OF EDWARDS 5/8" REBAR AT THE PLATTED SW CORNER OF LOT 10, BLK 1, "WAGON WHEEL ADDITION". I DID NOT USE THESE UNRECORDED MONUMENTS.

IN A DEED ( M-9802 ) RECORDED 16 JUNE 1978 CONFORTH CONVEYED TO CIMMITOTTI A TRACT LOCATED IN THE N 1/2, NW 1/4, SW 1/4 OF SEC 36.

IN A DEED ( M-12285 ) RECORDED 8 NOV. 1977 CONFORTH CONVEYED TO DUVAL A 1 ACRE TRACT LOCATED IN THE NW 1/4 OF SEC 36 BUT THE RECORDED DESCRIPTION WAS CONSTRUCTED FROM THE ABOVE CIMMITOTTI DEED.

IN A CORRECTION DEED ( M-12630 ) RECORDED 17 JAN. 1978 CONFORTH TO DUVAL THE DESCRIPTION WAS REWRITTEN WITH THE PUB BEING THE WEST 1/4 CORNER. THIS DEED IS WHERE BEARINGS FROM "WAGON WHEEL ADDITION" ALONG WITH CALLS FOR THE WEST SEC. LINE BEGIN TO APPEAR IN THE DEEDS.

IN A DEED ( M-19531 ) RECORDED 29 SEPT. 1981 CONFORTH TO DUVAL THE DESCRIPTION NOW BEGINS AT THE SW CORNER OF LOT 10, BLK. 1 "WAGON WHEEL ADDITION". RUNS SOUTH TO THE TRUE PUB AND CONTINUES SOUTH ALONG THE SECTION LINE, THEN WEST TO THE W ROW LINE OF WAGON WHEEL LOOP. ( THIS DEED INCLUDES THE 1 ACRE TRACT CONVEYED BY CONFORTH TO DUVAL BY M-12285 AND M-12630. ) THIS DEED DESCRIPTION IS THE SAME DESCRIPTION USED IN MC SPADEN TO PHILLIPS ( M-51320 ) RECORDED ON 10 JUNE 1997.

THE PHILLIPS DEED DESCRIPTION IS CLEAR ABOUT BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T 5 N, R 26 E.W.M., BUT BECAUSE "WAGON WHEEL ADDITION" WAS MONUMENTED USING, FOR THE INITIAL POINT, A MONUMENT WHICH WAS NOT WHERE IT WAS THOUGHT TO BE CAUSES THE SW CORNER OF LOT 10, BLOCK 1 OF "WAGON WHEEL ADDITION" TO ALSO BE IN ERROR. THE RESULT OF THE CALL FOR THE BEGINNING AT THE SW CORNER OF LOT 10, BLK. 1 INCLUDES LANDS WHICH WERE NOT OWNED BY THE SELLERS. THIS AREA IS 0.42 ACRES AND IS SHOWN AS CROSSHATCHED ON THIS THIS PLAT.

MY INTERPRETATION OF THESE CONVEYANCES IS THAT THE CIMMITOTTI TRACT WAS INTENDED TO BE LOCATED IN THE SW 1/4 OF SECTION 36 AND THAT THE DUVAL TRACTS WERE INTENDED TO BE IN THE NW 1/4 OF SECTION 36. I THEREFORE PLACED PHILLIPS SOUTH LINE ON THE EAST-WEST CENTER LINE OF 36. THE INTENDED LOCATION OF PHILLIPS EAST LINE WAS COMMON WITH THE WEST RIGHT-OF-WAY LINE OF WAGON WHEEL LOOP AS IMPLIED FROM THE CORRECTION DEED. THE WEST LINE AS REFERRED TO IN PHILLIPS DEED IS ALONG THE WEST SECTION LINE AND I MADE IT SO. THE NORTH LINE WAS BASED ON THE DEED AND IT FITS THE EXISTING FENCES WELL.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JUDSON L. COPPOCK  
 OREGON  
 JANUARY 20 1998  
 JUDSON L. COPPOCK  
 2850  
 RENEWAL DATE: DEC. 31 2001

THIS SURVEY WAS PERFORMED USING 3 LOCUS SINGLE FREQUENCY STATIC RECEIVERS HAVING A STANDARD ERROR OF ±.5MM + 1 PPM TIMES THE BASE LENGTH. AND A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF ±.000'03" ANGULAR AND ±.3PPM + 3 PPM TIMES THE DISTANCE. ALL MONUMENTS SHOWN AS FOUND WERE VISITED DURING THE COURSE OF THIS SURVEY.  
 ALL BEARINGS AND DISTANCES SHOWN ARE TRUE.

RECEIVED BY  
 Morrow County Surveyor  
 Date 03/31/01  
 Rec'd By RYM  
 No. C-1300-M  
 Folder 1300

SURVEY AND BOUNDARY LINE ADJUSTMENT FOR:  
 JOHN W. AND DONITA P. PHILLIPS  
 81055 WAGON WHEEL LOOP  
 IRRIGON, OR 97844  
 COPPOCK SURVEYING 03/03/01  
 P.O. BOX 340 541-567-8974  
 HERMISTON, OR. 97838 Job No. 0500130